

CITY OF DIAMOND BAR
PLANNING COMMISSION
Tuesday, October 11, 2016

AGENDA

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE:

1. **ROLL CALL:** COMMISSIONERS: Naila Barlas, Frank Farago, Ken Mok,
Vice Chairperson Raymond Wolfe, Chairperson Jennifer “Fred” Mahlke

2. MATTERS FROM THE AUDIENCE/PUBLIC COMMENTS:

This is the time and place for the general public to address the members of the Planning Commission on any item that is within their jurisdiction, allowing the public an opportunity to speak on non-public hearing and non-agenda items. **Please complete a Speaker's Card for the recording Secretary (completion of this form is voluntary). There is a five-minute maximum time limit when addressing the Planning Commission.**

3. **APPROVAL OF AGENDA:** Chairperson

4. CONSENT CALENDAR:

The following items listed on the consent calendar are considered routine and are approved by a single motion. Consent calendar items may be removed from the agenda by request of the Commission only:

4.1 **Minutes of Regular Meeting:** September 27, 2016

5. **OLD BUSINESS:** None

6. **NEW BUSINESS:** None

7. PUBLIC HEARING(S):

7.1 **Development Review, Conditional Use Permit, Minor Conditional Use Permit and Comprehensive Sign Program No. PL2016-105 –**

Under the authority of Diamond Bar Municipal Code (DBMC) Sections 22.48, 22.58, and 22.36.060, the applicant is requesting Planning Commission approval of the following land use applications:

1. Development Review:

- Kmart building renovation
 - Demolish the existing 9,210 square-foot outdoor garden center.

- Partition the existing 84,245 square-foot building into three inline retail tenant spaces to accommodate a grocery store (approximately 29,365 square feet), an apparel and home fashion retailer (approximately 27,262 square feet) and approximately 27,618 of available retail space.
- Construct an addition of approximately 12,155 square feet to the north end of the former Kmart building to accommodate a pet store.
- Construction of a 4,200 square-foot freestanding building (“outparcel”) to accommodate two fast casual food service tenants. The new building is proposed to be located at the front of the property (i.e., toward Diamond Bar Boulevard), between the signalized driveway and the existing McDonald’s restaurant.
- Renovation of the parking lot, including resurfacing and striping, new lighting, landscaping and accessibility upgrades in compliance with the Americans with Disabilities Act (ADA). In addition to the subject property, the applicant proposes to renovate the parking lot of the neighboring Ace Hardware/AutoZone/Dilliwala restaurant-anchored shopping center

2. Conditional Use Permit:

- Drive-thru service for one of the two proposed outparcel tenants
- Establishment of a veterinary clinic within the proposed pet store.

3. Minor Conditional Use Permit:

- To authorize the sale of beer and wine for onsite consumption in conjunction with onsite food service for one of the two proposed outparcel tenants (the tenant not proposing drive-thru service).
- To establish outdoor dining areas for both outparcel tenants.

4. Comprehensive Sign Program: All Diamond Bar shopping centers are required to establish design criteria for all building-mounted and freestanding signs. The applicant has thus submitted a proposed Comprehensive Sign Program as part of the overall project.

The subject property consists of approximately 8.14 acres, on the westerly side of Diamond Bar Boulevard, directly south of Gentle Springs Drive (see the enclosed illustration of the property boundaries). The subject property is zoned C-3 with an underlying General Plan Designation of General Commercial.

Project Address: 249 S. Diamond Bar Blvd.
Diamond Bar, CA 91765

**Property Owner/
Applicant:** Diamond Springs, LLC
9304 W. Sunset Blvd.
West Hollywood, CA 90069

Environmental Determination: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301 (Existing Facilities) of the CEQA Guidelines in that the net increase in floor area does not exceed 10,000 square feet. No further environmental review is required.

Recommendation: Staff recommends that the Planning Commission approve Development Review, Conditional Use Permit, Minor Conditional Use Permit and Comprehensive Sign Program No. PL2016-105, based on the Findings of Fact, and subject to the conditions of approval as listed within the draft resolution.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

9.1 Public Hearing dates for future projects

10. SCHEDULE OF FUTURE EVENTS:

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| GENERAL PLAN ADVISORY COMMITTEE MEETING: | Wednesday, October 12, 2016, 6:30 pm Windmill Community Room 21810 Copley Drive |
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| TRAFFIC AND TRANSPORTATION COMMISSION MEETING: | Thursday, October 13, 2016, 7:00 pm Diamond Bar City Hall Windmill Community Room 21810 Copley Drive |
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| BARKTOBER: | Saturday, October 15, 2016 9:00 am – 1:00 pm Pantera Park, 738 Pantera Drive. |
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| CITY COUNCIL MEETING: | Tuesday, October 18, 2016 – 6:30 pm South Coast Air Quality Management District Auditorium, 21825 Copley Drive |
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| PLANNING COMMISSION MEETING: | Tuesday, October 25, 2016, 7:00 pm Diamond Bar City Hall Windmill Community Room 21810 Copley Drive |
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| PARK AND RECREATION COMMISSION MEETING: | Thursday, October 27, 7:00 pm Diamond Bar City Hall Windmill Community Room 21810 Copley Drive |
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FALL FUN FESTIVAL:

Monday, October 31, 2016, 4:30 – 8:30 pm
Heritage Park
2900 S. Brea Canyon Road

11. ADJOURNMENT: